140.0	0006	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 940,600 / 940,600
					USE VALUE: 940,600 / 940,600
					ASSESSED: 940,600 / 940,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIANNOPOULOS PETER & ANN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	76 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIANNOPOULOS PETER & ANN -
Owner 2:	-
Street 1:	76 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,939 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2820 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4939.000	486,100		454,500	940,600
Total Card	0.113	486,100		454,500	940,600
Total Parcel	0.113	486,100		454,500	940,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.55 | /Parcel: 333.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90305
GIS Ref:
GIS Ref:
Insp Date: 12/11/17

!10853!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0006-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	518,500	0	4,939.	454,500	973,000	973,000	Year End Roll	12/18/2019
2019	104	FV	401,200	0	4,939.	426,100	827,300	827,300	Year End Roll	1/3/2019
2018	104	FV	401,200	0	4,939.	352,300	753,500	753,500	Year End Roll	12/20/2017
2017	104	FV	376,500	0	4,939.	323,900	700,400	700,400	Year End Roll	1/3/2017
2016	104	FV	376,500	0	4,939.	295,400	671,900	671,900	Year End	1/4/2016
2015	104	FV	335,800	0	4,939.	289,800	625,600	625,600	Year End Roll	12/11/2014
2014	104	FV	335,800	0	4,939.	269,300	605,100	605,100	Year End Roll	12/16/2013
2013	104	FV	349,300	0	4,939.	256,200	605,500	605,500		12/13/2012

PRINT

Date	Time
12/11/20	01:05:59

LAST REV

Date	Time
02/26/20	08:03:04

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIANNOPOULOS PE	47553-229		6/1/2006	Family		No	No		
	12423-628		5/1/1973		48,000	No	No		N

USER DEFINED

Prior Id # 1:	90305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2010	54	Redo Kit	5,450	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2017	Inspected	DGM	D Mann
12/9/2017	Missed Appt.	PH	Patrick H
11/29/2017	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	345	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4939		Sq. Ft.	Site		0	80.	1.15	9									454,538						454,500	

Total AC/HA: 0.11338 | Total SF/SM: 4939 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 454,538 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05887842
Const Adj.:	0.99980003
Adj $ / SQ:	179.973
Other Features:	119550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704439
Depreciation:	218376
Depreciated Total:	486063

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

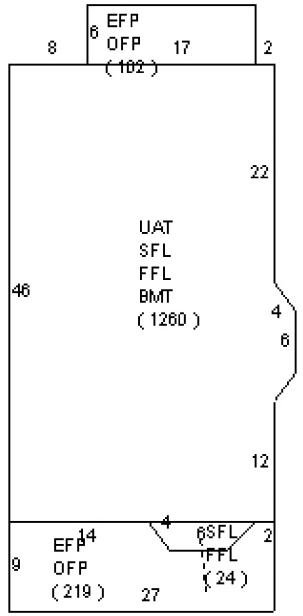
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.97
Special Features:	0	Val/Su Net:	101.59
Final Total:	486100	Val/Su SzAd	189.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	179.970	231,086
SFL	Second Floor	1,284	179.970	231,086
BMT	Basement	1,260	53.990	68,030
EFP	Enclos Porch	321	35.700	11,459
OFP	Open Porch	321	21.640	6,945
UAT	Upper Attic	315	115.180	36,283

	Net Sketched Area:	4,785		Total:	584,889
Size Ad	2568	Gross Are	5730	FinArea	2820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0006-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	